

# Local Market Update – August 2019

A Research Tool Provided by the Charleston Trident Association of REALTORS®



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	8	14	+ 75.0%	133	116	- 12.8%
Closed Sales	10	16	+ 60.0%	68	74	+ 8.8%
Median Sales Price*	\$880,000	<b>\$617,500</b>	- 29.8%	\$587,200	<b>\$693,750</b>	+ 18.1%
Average Sales Price*	\$920,477	<b>\$830,531</b>	- 9.8%	\$694,848	<b>\$741,282</b>	+ 6.7%
Percent of Original List Price Received*	83.6%	<b>86.6%</b>	+ 3.6%	89.9%	<b>90.6%</b>	+ 0.8%
Days on Market Until Sale	281	159	- 43.4%	159	134	- 15.7%
Inventory of Homes for Sale	99	84	- 15.2%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	13	12	- 7.7%	101	100	- 1.0%
Closed Sales	3	5	+ 66.7%	69	52	- 24.6%
Median Sales Price*	\$224,500	<b>\$268,000</b>	+ 19.4%	\$250,000	<b>\$281,500</b>	+ 12.6%
Average Sales Price*	\$252,000	<b>\$300,300</b>	+ 19.2%	\$290,171	<b>\$319,664</b>	+ 10.2%
Percent of Original List Price Received*	94.7%	<b>93.7%</b>	- 1.1%	91.0%	<b>90.7%</b>	- 0.3%
Days on Market Until Sale	16	56	+ 250.0%	144	135	- 6.3%
Inventory of Homes for Sale	75	68	- 9.3%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

